



Sean Rogan
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

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**Gloria Molina
Mark Ridley-Thomas
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Don Knabe
Michael D. Antonovich**
Commissioners

March 12, 2013


The Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

ADOPTED

Community Development Commission

2-D March 12, 2013


SACHIE A. HAMAI
EXECUTIVE OFFICER

**APPROVAL OF FUNDS FOR REHABILITATION COSTS FOR THE OSAGE APARTMENTS
PROJECT IN UNINCORPORATED LENNOX
(DISTRICT 2) (3 VOTES)**

SUBJECT

This letter recommends the allocation of up to \$330,000 in Community Development Block Grant (CDBG) funds to Osage Apartments, LP, a California Limited Partnership, for rehabilitation costs associated with the Osage Apartments, located at 11128 Osage Avenue, in unincorporated Lennox.

IT IS RECOMMENDED THAT THE BOARD:

1. Approve a loan to Osage Apartments, LP in a total amount of up to \$330,000 in CDBG funds for the rehabilitation of 21 units of mixed-income, multifamily rental housing in unincorporated Lennox.
2. Authorize the Executive Director or his designee to negotiate, execute, and if necessary, amend the Loan Agreement and all related documents, including but not limited to documents to subordinate the loan to permitted construction and permanent financing, and any intergovernmental, interagency, or inter-creditor agreements, following approval as to form by County Counsel.
3. Find that the approval of a loan for the rehabilitation of the Osage Apartments, located at 11128 Osage Avenue in unincorporated Lennox, is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and in the record of the project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The \$330,000 in CDBG funds will fund rehabilitation costs for the Osage Apartments, which currently provides 21 units of mixed-income, multifamily rental housing. The project is located at 11128 Osage Avenue in unincorporated Lennox.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund.

The proposed actions will be funded with up to \$330,000 in CDBG funds.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On February 27, 1990, your Board approved the transfer of the Commission-owned site located at 11128 Osage Ave to the Los Angeles Community Design Center (LACDC), now known as Abode Communities, for \$575,000. LACDC developed the site with 21 units of mixed-income, multifamily residential housing, of which no fewer than 10 units are set aside for low-income households. Three of these units are restricted to households whose incomes fall below 80% of the area median income (AMI) and seven units are restricted to households whose incomes fall below 50% of the AMI.

Under the proposed Loan Agreement, Osage Apartments, LP, of which Abode Communities is the general partner, will utilize the \$330,000 in CDBG funds for the rehabilitation of the interior and exterior of the development. Interior improvements include replacement of carpet, cabinetry, counter tops and appliances, painting and bathroom upgrades. Exterior improvements include painting, repair of concrete walkways, parking lot repair and landscape upgrades, including planting of drought-tolerant plants.

ENVIRONMENTAL DOCUMENTATION

Pursuant to Title 24 of the Code of Federal Regulations, Section 58.35 (a)(3)(ii), this action is excluded from the National Environmental Policy Act because it involves actions that will not alter existing environmental conditions. It is also exempt from the provisions of CEQA. The project, as described above, is within a class of projects that has been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301 of the State CEQA Guidelines, and Class (1) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, the project is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the project records.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of these actions will improve the units and the exterior of the site and provide the residents with decent and safe living conditions.

The Honorable Board of Supervisors
3/12/2013
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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN
Executive Director

SR:lk